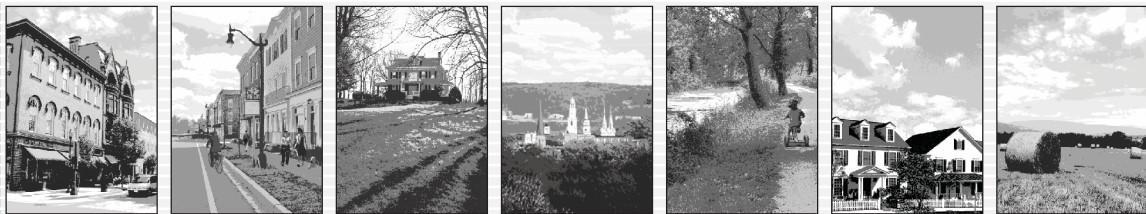


Compiled Goals, Policies, and Action Items

FREDERICK COUNTY'S FUTURE



MANY PLACES, ONE COMMUNITY

A COMPREHENSIVE PLAN FOR FREDERICK COUNTY, MARYLAND

ADOPTED APRIL 2010

FREDERICK COUNTY'S FUTURE



MANY PLACES, ONE COMMUNITY

A COMPREHENSIVE PLAN FOR FREDERICK COUNTY, MARYLAND

ADOPTED APRIL 8, 2010

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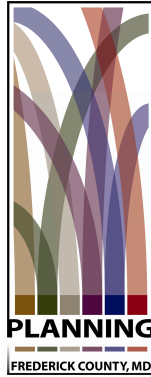
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01 Introduction



This Plan builds on 50 years of planning history of the County dating to the County's first land use plan, which was adopted in January 1959. Frederick County has experienced numerous changes and transitions during the past 50 years that have taken the County from its predominantly rural, small town, agricultural roots to a suburbanizing bedroom community, to a maturing county with an established employment base and a prominent community in the City of Frederick. Throughout these transitions Frederick County has remained rooted in its rural and agricultural heritage that continue to support its rural communities, its small but growing towns, and a very dynamic historic downtown in the City of Frederick.

	Amendment Status
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Looking ahead 50 years, Frederick County faces the challenge of maintaining its rural and agricultural heritage and its sense of community while balancing its growing role as an employment center. As a maturing suburban/urban community the County will have opportunities to accommodate and focus growth in a manner that maintains our rural areas and strengthens our communities.

MANY PLACES...

As the name of this Plan implies, Frederick County is composed of many distinct places ranging from small, rural communities such as Creagerstown, Burkittsville, and Ijamsville, to municipalities such as Middletown, Emmitsburg, and Brunswick, to the City of Frederick. These and other communities in the County have roots dating to the initial settlement of the County in the mid 1700's to early 1800's and continue to serve as viable and growing communities. More recently the County has experienced development of more urban communities such as Urbana, Linganore, and Ballenger Creek that will create the next generation of places that define the County.

ONE COMMUNITY

The focus of this Plan is how we are able to maintain the distinct places of the County in the context of the continuing transitions and challenges that the County is facing. The diversity of the County's communities comprising 12 municipalities also presents a challenge in developing a consensus on how the County will maintain these distinct places as part of a growing community.

02 Planning Framework and Background



This Plan presents a new structure and organization of the Comprehensive Plan document to provide a clearer framework for its implementation. This chapter provides an overview of the Plan's structure, including vision statements, themes, goals, policies, and action items. The framework of the Plan introduces General Plan Components and mapping that will illustrate community growth areas, green infrastructure, and the agricultural lands.

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Further supporting the framework for planning in the County is a description of the County's context in the larger metropolitan region and a summary of the background trends that will influence growth and development in the County over the next 25 years. This chapter concludes with a vision for the County that sets the stage for the story of how Frederick County will meet the future challenges.

ORGANIZATION AND STRUCTURE OF THE PLAN

The organization of this Plan departs from the traditional list of comprehensive plan elements (environmental features, community facilities, transportation, and land use) that typically define the individual chapters of a plan. Both the format of this Plan as well as the injection of new and revised planning concepts has established this Plan as a new benchmark rather than merely updating the previous 1998 Countywide Plan.

The format of this Plan is organized around nine themes that serve several purposes. The nine themes provide an opportunity to focus on significant aspects of the County that have, in previous plans, been given very little attention and have been buried within traditional plan elements. A second purpose of the themes is to create a more dynamic Plan document where the individual themes can stand alone in terms of page numbering to facilitate periodic amendments. The first page of each theme includes an Amendment Status block that will be used to document subsequent amendments to the goals/policies/action items, maps, and/or background information for that theme. This will also facilitate the insertion of new theme/chapters in response to either new state requirements or as otherwise identified by the County.

Each theme has a list of goals, policies, and action items that have a numbering reference using letters (G – goal, P – policy, A – action item) and numbers preceded by an abbreviation for each theme. In this way each goal, policy, and action item will have a unique reference that will

03 Conserving Our Natural Resources and Green Infrastructure



The County strives to provide a high quality environment in which to live and work includes the protection and conservation of our Green Infrastructure, our natural resources: forestlands, mountains, streams, rivers, and wetlands. The County's Green Infrastructure concept will help shape the pattern, location, and type of new development in Frederick County and seek opportunities to establish or enhance connections between natural areas.

This chapter attempts to identify, designate and protect key natural resources, sensitive environmental elements, and unique habitats, while still recognizing the economic value of land as a development asset. Included are sections on Green Infrastructure, streams and their buffers, wetlands, floodplains, the Monocacy River, forestlands, steep slopes, habitats of rare or threatened species, and areas of limestone rock.

	Amendment Status
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Maps and Graphics	04/08/2010
Background Information	04/08/2010

A vision for conserving our natural resources and green infrastructure...

To many residents, the agricultural fields, forests, and waterways of Frederick County are the defining features of their community. Ecologically-rich, sensitive, protected, natural areas will continue to stretch across the breadth of the County from Sugarloaf Mountain to the Pennsylvania state line and from the Monocacy River in the east to Catoclin Mountain in the west. Vast areas of undeveloped forests in the mountains, and along rivers and streams, will serve to protect both the native wildlife, and our own precious water supplies. A comprehensive network of trails and paths will connect these natural assets to our built communities helping to form critical physical connections to these places, as well as cultural and emotional bonds. Our parks and open spaces, treasured by children and residents alike, will flourish in future years through a coordinated reinvestment in resource protection, new and improved recreational facilities, and programs serving residents of all ages.

GOALS

- NR-G-01 Protect natural resources and environmentally sensitive areas in Frederick County.
- NR-G-02 Encourage the use of local, non-polluting, renewable and recycled resources (water, energy, food, material resources).
- NR-G-03 Manage growth and land development in Frederick County in a manner that is in harmony with the conservation and protection of our natural environment.
- NR-G-04 Promote a reduction in per capita consumption of energy in Frederick County.

POLICIES

- NR-P-01 Promote the use of conservation/open space easements within cluster developments and discourages random-pattern and sprawl development
- NR-P-02 Support efforts that promote education and outreach about our collective responsibility for protecting natural resources.
- NR-P-03 Balance public infrastructure and utility capacity needs with physical impacts to environmental features
- NR-P-04 Encourage inter-agency and inter-jurisdictional cooperation and coordination of environmental protection plans and actions.
- NR-P-05 Establish stream valley parks for preservation as a component of the Green Infrastructure Plan in urban and residential areas.
- NR-P-06 Promote the establishment and protection of forested buffers along streams and the Monocacy River.
- NR-P-07 Protect public water impoundments and intake areas from development impacts on the quality and quantity of water.
- NR-P-08 Encourage Best Management Practices to control flooding, erosion, stream sedimentation and thermal impacts to waterways.
- NR-P-09 Actively encourage and support the efforts of private, non-profit organizations in addressing such issues as litter control and water quality in the streams.
- NR-P-10 Support the application of Resource Conservation zoning to steep slopes, forested lands, wetlands, and habitats of threatened and endangered species along the Monocacy River and its tributaries.
- NR-P-11 Ensure that all available measures are taken to protect the natural environment from all sources of pollution that result from mineral extraction activities.
- NR-P-12 Encourage private landowners to preserve their wetlands.
- NR-P-13 Focus a higher proportion of development within Community Growth Areas to protect green infrastructure land.
- NR-P-14 Consider wildlife and its habitat as a primary component in the County's approach to its overall land use planning process and development decisions.
- NR-P-15 Promote and practice invasive and exotic species (flora and fauna) control to help maintain the diversity and health of forestlands and native plant and animal populations.

ACTION ITEMS

- NR-A-01 Identify specific protection strategies for lands that are critical to the quality of public water supplies including groundwater recharge areas, which may include easements, fee simple acquisition, and transfer of development rights.
- NR-A-02 Develop various media and environmental outreach education programs to encourage private landowners to protect their wetlands and/or to minimize wetland alteration during such activities as farming and timber harvesting and to increase public awareness of wetland values and the status of wetlands.
- NR-A-03 Continue to develop and implement watershed management plans, including the National Pollutant Discharge Elimination System program initiatives, to help guide land use policy and zoning decisions.
- NR-A-04 Investigate the applicable process to designate the 52-mile segment of the Monocacy River from Bridgeport to the Potomac identified by the National Park Service in its National Rivers Inventory as a National Scenic River.
- NR-A-05 Target areas along the Monocacy River as Forest Resource Ordinance priority areas (forest planting and forest banking) in addition to streams in the Ag zoning district.
- NR-A-06 Initiate an update of the 1990 Monocacy Scenic River Study and Management Plan, including examination of a Monocacy River Greenway and optional forms it could take.
- NR-A-07 Establish a new variable-width development setback/buffer area, specific to Catoctin Creek and the Monocacy River, which addresses water quality protection, topography and other landscape elements, wildlife habitat, historic and archeological resources and scenic viewsheds.
- NR-A-08 Identify environmental features and landscape elements, including karst topography and habitats of rare, threatened and endangered species, that constitute a Natural Resources Inventory and determine how such Inventory can be included as part of all future development plan submissions.
- NR-A-09 Encourage construction techniques designed to protect roads, buildings and utility lines if they are to be permitted in areas prone to develop sinkholes.
- NR-A-10 Amend the Agricultural Preservation ranking system to grant additional points to farms with frontage along the Monocacy and Potomac Rivers.
- NR-A-11 Continue implementation of the Lower and Upper Monocacy River Watershed Restoration Action Strategies (WRAS) and the Maryland Chesapeake Bay Tributary Strategies, including detailed stream corridor growth management and environmental quality enhancement studies.
- NR-A-12 Prepare a functional Green Infrastructure Plan to identify strategies to protect, connect, and enhance significant natural resource features in Frederick County.
- NR-A-13 Amend the Forest Resource Ordinance (FRO) to permit FRO banking easements on existing forestlands in the Resource Conservation zoning district.
- NR-A-14 Study the need for a new zoning district that would afford greater protection of natural resources and environmentally sensitive features.

04 Protecting and Preserving Our Heritage



This chapter of the Comprehensive Plan contains Goals, Policies, and Action Items regarding heritage preservation, including historic properties, scenic and cultural landscapes, and heritage tourism. An overview of the County's history sets the scene for a summary of historic preservation activities. The Historic Preservation Plan, the Historic Preservation Ordinance, the County Register of Historic Places and the Historic Preservation Commission's responsibilities are described. Related initiatives in which the County is involved are the Heart of the Civil War Heritage Area, the Journey Through Hallowed Ground, and the Maryland Historic National Road, and the Federal Certified Local Government Program. In the conclusion of this chapter tools and actions for future expansion of heritage preservation, including the possible inclusion of archeological site protection and preparation of a countywide historic architecture inventory book are described.

	Amendment Status
Goals, Policies, Action Items	04/08/2010
Maps and Graphics	04/08/2010
Background Information	04/08/2010

A vision for protecting and preserving our heritage...

In an increasingly interconnected global society, the Frederick County of tomorrow has embraced those distinctions that define this specific place in the world. The stories of our nation, our cultures, and most importantly, our families, are written across the County's landscape and continue to provide us with a rich sense of comfort and purpose. Our older buildings and landscapes, touched as they are by the narratives of our lives, seem to take on the roles of elders - informing us and strengthening us through their sheer ability to stand tall against the withering forces of time. Tomorrow's Frederick County understands the irreplaceable value of its historic buildings and sites and appreciates the fact that devoid of their context, these special places are diminished in their ability to guide, inform, and inspire. A challenge for the next decades – for us – will be to deliver to the future generations of County residents, who will draw knowledge and strength from our shared heritage, not only the County's preeminent historic structures, but their context as well, healthy and intact.

GOALS

- HP-G-01 Minimize the impacts of development on the County's historic resources and their setting by establishing compatible land uses.
- HP-G-02 Encourage voluntary protection of historic resources by providing incentives to private property owners.
- HP-G-03 Protect and maintain Frederick County's most important historic structures, archeological, and natural sites, districts, and cultural landscapes.
- HP-G-04 Retain as a working group those elements of the County's farm landscape that contribute to the aesthetics, historic character, and economy of agricultural areas.
- HP-G-05 Maintain the historic character of the County's rural towns and villages.
- HP-G-06 Support the economy of Frederick County by encouraging preservation, rehabilitation, and restoration within context, and promotion of tourism related to historic resources.
- HP-G-07 Foster public education, greater appreciation, and understanding of historic and archeological resources to encourage support for preservation in Frederick County.

POLICIES

- HP-P-01 Design new buildings, subdivisions, infrastructure, and signs to be compatible in scale and siting with existing, adjoining historic structures and settlements.
- HP-P-02 Protect rural historic structures in the context of their natural and cultural settings.
- HP-P-03 Participate in private and public partnerships to preserve significant historic resources.
- HP-P-04 Actively promote the voluntary easement program of the Maryland Historical Trust and develop a County easement program as mechanisms to preserve historical resources.
- HP-P-05 Incorporate adaptive reuse if necessary of historic structures and their settings in appropriate ways as part of development projects.
- HP-P-06 Consider strategic purchases of critical historic structures and sites.
- HP-P-07 Encourage nominations to the National Register of Historic Places and the Frederick County Register of Historic Places.
- HP-P-08 Establish stewardship of historic resources by identifying, evaluating, designating, interpreting, and maintaining County-owned historic properties to preserve their historic character.
- HP-P-09 Incorporate the preservation and enhancement goals of the Heart of the Civil War Heritage Area, the Catoctin Mountain Scenic Byway, the Historic National Road, and the Journey Through Hallowed Ground Management Plans in planning activities and development reviews for the benefit of the County's historical environment and to support the economic benefits of heritage tourism.

ACTION ITEMS

- HP-A-01 Using the identified special views and sites in the Management Plans of the Historic National Road and the Catoctin Mountain Scenic Byway as a starting basis, prepare a list of prioritized critical scenic views and sites and identify various means for protection, including, but not limited to, fee simple purchases, easement purchases or donations, agricultural land preservation programs, bond issues, and transfer of development rights.
- HP-A-02 Continue the Planning Division's participation in the management entities of the Heart of the Civil War Heritage Area, the Catoctin Mountain Scenic Byway/Journey Through Hallowed Ground National Heritage Area, and the Maryland National Road Association to support these organizations' historic preservation goals and their focus on heritage tourism.
- HP-A-03 As part of all major land development applications (i.e., rezonings, major subdivisions, site plans, etc.); create a checklist to include identification and evaluation of historical resources, including archeological sites, as well as a plan for the preservation of those resources that are significant.
- HP-A-04 Promote existing incentives for appropriate adaptive reuse of historic structures and their setting; including the Maryland Heritage Preservation Tax Credit, the Federal Rehabilitation Tax Credit for Historic Structures, and the Frederick County Property Tax Credit for locally designated historic structures through brochures, flyers, workshops, the County web site, and any available and appropriate new technologies.
- HP-A-05 Update and continue the inventory of historic sites in the County.
- HP-A-06 Publish a historical inventory book about the County's historical architecture, archeological sites, and historic cultural landscapes.
- HP-A-07 Develop and adopt a County-based loan program to assist owners of historic buildings needing rehabilitation.
- HP-A-08 Identify potential historic districts eligible for the County Register of Historic Places and focus educational efforts on these areas to promote nominations. Potential historic districts may include, but are not limited to:
- | | |
|------------------|-------------|
| Adamstown | Johnsville |
| Braddock Heights | Kempton |
| Buckeystown | Libertytown |
| Catoctin Furnace | Wolfsville. |
- HP-A-9 Incorporate the Maryland State Highway Administration's Context Sensitive Design Solutions for the Maryland Historic National Road Scenic Byway in development reviews along the Historic National Road corridor in Frederick County, and the Context Sensitive Solutions for Work on Scenic Byways on Maryland's scenic byways in the County, including the Catoctin Mountain Scenic Byway.
- HP-A-10 Study the feasibility of establishing a historic materials recycling entity supported by partnerships with public, private, and non-profit organizations.

- HP-A-11 Update existing and create new educational materials to promote historic preservation practices and methods, including, but not limited to, the current Frederick County Register of Historic Places brochure, the County web site, and any available and appropriate new technologies.
- HP-A-12 Through coordination with the National Park Service (NPS), examine impacts to NPS lands from proposed development activities adjacent to or in close proximity to NPS facilities, and develop compatibility guidelines for these areas. Protection of NPS units through buffering, alternative site design, or other land management controls should be considered.
- HP-A-13 Consider a process to prioritize historic sites, structures, and areas related to the County's identification and designation of Areas of Special Merit through updating the inventory.
- HP-A-14 Prepare guidelines and regulations to encourage sustainability and adaptive reuse of historic structures and sites.
- HP-A-15 Investigate new tools for outreach and education.

05 Preserving Our Agricultural and Rural Community



The goals, policies and action items necessary to plan for a continued vibrant and viable agricultural community are provided for in this chapter. In addition to describing the trends of the agricultural economy this chapter includes the programs that have been instituted to preserve land in Frederick County and a new State Planning requirement for a Priority Preservation Plan. The Priority Preservation Plan contains an implementation strategy; which will require specific studies or action for its implementation and to reach the County goal of placing 100,000 acres under protective easement by the year 2020.

	Amendment Status
Goals, Policies, Action Items	04/08/2010
Maps and Graphics	04/08/2010
Background Information	04/08/2010

A vision for preserving our agricultural and rural communities...

Agriculture is an essential part of the County's history and economy with a long established role in the physical development of our communities to the economic output that provides agricultural products and jobs in the agricultural economy. The preservation of our agricultural lands and the County's rural heritage remains one of the highest priorities - feeding both the community treasury and the collective soul - will continue to play a fundamental role in defining this community in future decades, perhaps enjoying a rediscovered value to future generations of citizens seeking local and sustainable sources of food, fiber, and fuel. The County's rural landscapes, taken for granted by some, will be increasingly valued for what they are.

GOALS

- AG-G-01 Preserve the County's prime agricultural lands for continued production.
- AG-G-02 Encourage the growth of new, and the preservation of existing agricultural industries in Agricultural designated areas in order to support local farm operations.
- AG-G-03 Permanently preserve through various agricultural programs at least 100,000 acres of agricultural land by 2020 and protect a total agricultural base of 200,000 acres as a Rural Reserve to support a diversity of agricultural practices.
- AG-G-04 Maximize state funding and technical resources for a coordinated agricultural land preservation effort.
- AG-G-05 Maintain compatibility and create a regional mass with agricultural preservation activity with adjoining counties.

POLICIES

- AG-P-01 Enhance the existing Agricultural Preservation Program by identifying Priority Preservation Areas, which will assist in the protection and retention of the County's agricultural industry resource base.
- AG-P-02 Minimize the development in areas of our best agricultural lands to preserve critical masses of farmland.
- AG-P-03 Prohibit expansion of designated Rural Residential areas into surrounding lands designated Agricultural/Rural.
- AG-P-04 Support Frederick County's farming economy and farming communities and services necessary to sustain a viable agricultural industry.
- AG-P-05 Support land use initiatives to maintain and enhance Rural Communities to service the agricultural industry.
- AG-P-06 Prohibit the expansion of community growth areas for development into Priority Preservation Areas.
- AG-P-07 Community water and sewer service will not be extended beyond Community Growth Areas into lands designated Agricultural/Rural.

ACTION ITEMS

- AG-A-01 Study the feasibility of a transfer of development rights (TDR) concept and other alternatives that would support protecting agricultural land in the County.
- AG-A-02 Prepare Zoning Ordinance Amendment to support Agricultural industries and supporting businesses in Rural Communities while reducing regulatory roadblocks.
- AG-A-03 Develop and maintain a database of agricultural remainder properties and the development potential of properties zoned Agriculture and adopt incentives to promote the use of protective easements on existing agricultural remainders.
- AG-A-04 Revise standards for County road improvements in the Agricultural areas, basing the new standards on the needs of the agricultural community rather than the needs of non-agricultural uses.
- AG-A-05 In coordination with the Office of Economic Development, prepare an Agricultural Action Program to identify strategies that promote agricultural support industries and the agri-tourism industry.
- AG-A-06 In cooperation with other participating counties and the County's State Delegation, obtain appropriate revisions to the easement programs of the Maryland Agricultural Land Preservation Foundation and the Maryland Environmental Trust to make the programs more attractive to farmers. Particular attention should be paid to the amount of funding available and the appraisal system in the easement program.
- AG-A-07 Prepare revisions to the County's Zoning Ordinance, Subdivision Regulations, building codes, and other related regulations/ordinances to address the evolving technological and operational characteristics of farm operations. This review will include zoning changes for appropriate agricultural uses.
- AG-A-08 Develop proposal to minimize farmland loss to residential activity such as establishing maximum lot size in agricultural zoning district.
- AG-A-09 Develop a program to educate the public and the farming community on planning and agricultural issues.
- AG-A-10 Implement the Priority Preservation Plan strategies.
- AG-A-11 Promote and expand the farm market network in the County.

06 Providing Transportation Choices



An important purpose of this chapter is the consideration of all modes of transportation in addressing the mobility needs of the County. This is a significant departure from previous County plans that focused solely on highways. While this Plan recognizes that automobiles will remain as the most prevalent means of transportation it also emphasizes the need to provide for a more balanced transportation system.

This chapter will provide an overview of long range transportation improvements for the following:

- *Highways*
- *Public Transportation*
- *Pedestrian and Bicycle Facilities*

	Amendment Status
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Maps and Graphics	04/08/2010
Background Information	04/08/2010

A vision for providing transportation choices...

For tomorrow's citizens and employers of Frederick County, solutions to the myriad transportation crises facing the region emerge, at least in part, due to changes in the patterns of land use. Coming into its own as a center of employment, Frederick County will continue to take full advantage of its proximity to the Washington DC metropolitan area while seeking ways in which workers can greatly reduce their commuting distance. For many information workers, the need to commute to a job site will have diminished greatly in the first half of the 21st century, while those that continue to commute will increasingly do so over shorter distances as the proliferation of mixed use neighborhoods makes it viable – and attractive – to live and work in the same place. Improvements to the transportation network – guided as much by network management as by tangible infrastructure development – will be completed on a regional basis in an attempt to maximize both limited funding and valuable energy resources. For tomorrow's Frederick County, the transportation technology with the greatest potential to improve the quality of life for citizens may not be the wheel, train, or turbine – it may indeed be the shoe.

GOALS

- TR-G-01 Plan a safe, coordinated and multi-modal transportation system on the basis of existing & future development needs, land uses and travel patterns.
- TR-G-02 Integrate transit, pedestrian, bicycling and ADA accessible facilities into the County's existing roadways and communities and the design of new roadways and communities.
- TR-G-03 Maintain and enhance the quality of the transportation system to assure an acceptable level of service, safety and travel conditions for all roadway users.
- TR-G-04 Reduce the need for single occupancy auto use through travel demand management and increasing the share of trips handled by bus; rail; ride-sharing; bicycling and walking.

POLICIES

Roads & Highway Related Policies

- TR-P-01 Utilize access-management principles to reduce the conflicts between local and through traffic to improve the safety and capacity along roadways.
- TR-P-02 Continue to support the preservation of rural roads in agricultural and resource conservation areas and historic bridges countywide through implementation of the county Rural Roads program and application of context sensitive design.
- TR-P-03 Maximize transportation network connectivity by providing an interconnected street and transportation network within and between new and existing development.
- TR-P-04 Ensure County, State and developer funded road designs are compatible with and sensitive to adjacent land uses by incorporating context-sensitive design and streetscape improvements where appropriate.
- TR-P-05 Consider the roadway's existing and projected traffic volumes, crash history, level-of-service, and planned land use patterns in prioritizing roadway and bridge improvements in the County's Capital Improvement Program (CIP).

Bicycle & Pedestrian Related Policies

- TR-P-06 Support the implementation of the Countywide Bikeways and Trails plan including identifying needed sidewalk, shared-use path, on-street bikeway improvements; maintenance; education and enforcement.
- TR-P-07 Ensure commercial and residential development constructs shared use paths and on-street bikeways designated in the County Bikeways & Trails Plan that pass through or immediately adjacent to their proposed development site. Easements in lieu of constructed improvements may be provided in the case of shared use paths.

- TR-P-08 Prioritize bicycle and pedestrian network implementation based on providing safe and functional transportation connections between residential, employment, recreational, shopping, schools and transit centers.
- TR-P-09 Pursue the shared use of existing and proposed publicly and privately owned utility right-of-ways for the purposes of establishing shared use path facilities.

Public Transportation Related Policies

- TR-P-10 Encourage higher density and mixed use residential and employment centered transit oriented development in growth areas that are served by or could be served by rail service, local and regional bus transfer points, shared-use paths and ride-sharing facilities.
- TR-P-11 Support expansion and improvement of local and regional multi-modal commuter options including rail, bus, and park and ride provision.
- TR-P-12 Support the development of a rapid bus, heavy rail or light rail transit-way along the I-270 corridor.
- TR-P-13 Support the implementation of the short and long-term transit goals set forth in the 2007 Transportation Development Plan.

Other Transportation Related Policies

- TR-P-14 Continue to cooperate with the City of Frederick on planning & implementation of the Frederick Municipal Airport Master Plan.
- TR-P-15 Accommodate safe use and access in the design and maintenance of all developer or County funded road projects by public transportation, cyclists, pedestrians and users with disabilities.
- TR-P-16 Foster close coordination between Frederick County and the Maryland Department of Transportation; the Metropolitan Washington Council of Governments; and adjoining jurisdictions on matters related to funding; management of existing transportation networks; planning and programmed improvements; data collection and modeling; emergency through routes; land use plans and coordinated legislative actions.
- TR-P-17 Support the accommodation of freight rail and trucking, which will enhance development of a broad base of industrial and commercial uses by providing adequate infrastructure and the designation of industrial or freight rail dependent land uses along the rail lines.
- TR-P-18 Support coordinated efforts to pursue Federal, State, local, non-profit and private funding for transportation improvements.
- TR-P-19 Support efforts to establish the framework for permitting electronic toll collection along roads in Frederick County.
- TR-P-20 Identify and improve the location and alignment of new roads, bicycle/pedestrian connections and transit links in advance of future need to coordinate establishment of right of way requirements and access control.
- TR-P-21 Minimize the impact of airport, highway, truck and rail noise on sensitive land uses.

- TR-P-22 Support regional air quality conformity efforts by participating in the regional air quality conformity assessment process based on FHWA & EPA regulations.
- TR-P-23 Consider transportation system management (TSM) opportunities when planning network improvements for efficiency, safety, enforcement, and data collection.
- TR-P-24 Encourage the preservation and maintenance of state / national scenic byways in ways that retain their natural and historic character State and National Scenic byway.
- TR-P-25 Employ Transportation Demand Management (TDM) options such as ridesharing, transit provisions and incentives, commuter outreach programs, non-motorized and ride-sharing transportation facility provision, community outreach, tele-work and parking demand management as an integral part of county, developer, and state roadway projects in Frederick County.
- TR-P-26 Maximize the opportunities to manage the safe and efficient movement of trucks through Frederick County.

STATE PLANNING MANDATES AND VISION

This chapter supports the following State Visions:

- *Community Design*
- *Infrastructure*
- *Transportation*

In addition, The 2009 Maryland Transportation Plan includes the following goals for transportation system planning in the State:

- *Quality of Service:* Enhance users' access to, and positive experience with, all MDOT transportation services.
- *Safety and Security:* Provide transportation assets that maximize personal safety and security in all situations.
- *System Preservation & Performance:* Protect Maryland's investment in its transportation system through strategies to preserve existing assets and maximizing the efficient use of resources and infrastructure.
- *Environmental Stewardship:* – Develop transportation policies and initiatives that protect the natural, community, and historic resources of the State and encourage development in areas that are best able to support growth.
- *Connectivity for Daily Life:* Support continued economic growth in the State through strategic investments in a balanced, multimodal transportation system

RELATED COUNTY PLANS

2001 Frederick County Master Transportation Plan

The Master Transportation Plan provides a countywide focus on transportation needs and supports a multi-modal approach in addressing the mobility needs of the County. The Plan compiles the various goals & policies from individual transportation plans, reports, and studies.

ACTION ITEMS

Highway Related Action Items

- TR-A-01 Maintain a countywide travel demand model of the existing and proposed highway and transit network to assist with identifying and assessing highway needs and analysis of corridor and community plan recommendations.
- TR-A-02 Revise the County's streets and roads design manual to refine design standards for roadway functional classifications, street lighting, transit, bicycle and pedestrian facilities, traffic calming tools, emergency and maintenance vehicle access and standard right-of-way needs including appropriate coordination with municipalities while maintaining vehicle traffic flow and safety.
- TR-A-03 Develop a county roads needs inventory that would list and prioritize capital improvements to county roads, intersections and new road alignments. A bridge priority listing and a listing of emergency through routes should also be included in this inventory.
- TR-A-04 Assess and update county neighborhood traffic calming policy.
- TR-A-05 Prepare a truck origin and destination study to assess existing conditions and needs for routing and enhancing the mobility of freight through and within Frederick County while considering options for mitigating any existing or potential impacts to roadway infrastructure and sensitive land uses.
- TR-A-06 Prepare pre-planning/feasibility studies for priority county and state highway corridor upgrades.

Bicycle & Pedestrian Transportation Related Action Items

- TR-A-07 Update the County Bikeways and Trails Plan with the assistance of a broad-based citizen's advisory committee.
- TR-A-08 Create options and incentives which will encourage voluntary landowner participation in the establishment of greenways and trails.
- TR-A-09 Prepare detailed shared-use path corridor feasibility studies.
- TR-A-10 Establish a bicycle/pedestrian advisory group.
- TR-A-11 Address how on-street bicycle and pedestrian improvements can be retro-fitted to existing roads.
- TR-A-12 Provide opportunities for bicycle and pedestrian safety education and enforcement.
- TR-A-13 Require the accommodation of Safe Routes to School planning for all existing and proposed County School's by preparing plans that address coordinated education, enforcement, encouragement, design and school siting to provide for safe bicycling and walking options for students.
- TR-A-14 Revise county roads and bridges ordinance to provide the optional waiver of sidewalk maintenance requirements by abutting property owner(s).

Public Transportation Related Action Items

- TR-A-15 Update transit-friendly design standards for new development, including transit amenities and improved bicycle and pedestrian access to transit.
- TR-A-16 Incorporate Transit Oriented Development design guidelines into the County's Zoning Ordinance and development review process.
- TR-A-17 Establish appropriate TOD development overlay zones around existing and future Transit Centers.
- TR-A-18 Work with the Maryland Transit administration and Montgomery County to explore and coordinate scheduling improvements and stop options for MARC trips from Frederick, Point of Rocks, Germantown, Gaithersburg and Rockville; and make direct link between MARC and Metro at Shady Grove.
- TR-A-19 Study the feasibility of fixed heavy rail, light rail, and bus rapid transit in the county including connections between existing and proposed local and regional residential and commercial development centers.
- TR-A-20 Conduct a detailed design/engineering study of the I-270 Transitway master plan alignment. This study should address type of facility, specific station/stop locations, opportunities for connections beyond those previously identified, parking location (s) for a yard and shop facility.
- TR-A-21 Work with SHA, MTA, county municipalities and surrounding jurisdictions to identify locations for, and address specific needs for existing and future park and rides and intermodal transportation centers.

Other Transportation Related Action Items

- TR-A-22 Adopt county-wide complete streets ordinance, regulation and guidelines that requires the provision of facilities and design features for all user groups where needed including: public transit, cyclists, pedestrians and people of all ages and disabilities in the design and implementation of all County CIP and Developer funded road projects.
- TR-A-23 Prepare parking design guidelines that address general parking lot design, the provision of parking structures, application of permeable surfaces, LEED and/or LID guidelines.
- TR-A-24 Update the parking section of the zoning ordinance to address the following items by existing and proposed land uses: defining the appropriate treatment of parking provision for residential and commercial uses including loading and unloading, provision of structured parking, provide guidance for the requirement of bicycle parking where appropriate and address reductions in required parking where transportation demand management measures are implemented.
- TR-A-25 Pursue grant funding of transportation projects to maximize the implementation of transportation goals and policies.
- TR-A-26 Explore the possibility of transportation excise tax funding by district to facilitate area specific funding resources or use for non-highway transportation facilities.

- TR-A-27 Update the Master Transportation Plan to focus on the countywide roadway assessment prioritization and financial analysis and revisions to the recommended projects.
- TR-A-28 Establish airport, highway, truck and rail noise ordinances where appropriate.
- TR-A-29 Participate in the Frederick County Community Traffic Safety Task Force to take full advantage of the programs offered by the Maryland Highway Safety Office Division of the Governor's Office for Highway Safety. Car, truck, bicycle, pedestrian, transit and rail safety problems in Frederick County shall be identified using statistics from the Maryland Highway Safety Office, local traffic and law enforcement data, and citizen concerns.
- TR-A-30 Develop and encourage tree planting and landscaping projects, using native species where approved, along designated State and National Scenic Byways.
- TR-A-31 Incorporate Scenic Byways Corridor Management Plan recommendations into appropriate county programs and plans.
- TR-A-32 Require screening using native species where approved and context sensitive design solutions for site development on designated State and National Scenic byways
- TR-A-33 Enhance the travel demand management program in the County to include additional policies and programs that provide options and incentives for switching single occupant vehicle trips to higher occupancy alternatives, walking or bicycling.
- TR-A-34 Protect air safety in Frederick County by permitting expansion of public general aviation operations only at Frederick Municipal Airport.

07 Serving Our Citizens

This chapter provides an overview of the County's services and facilities that serve our citizens. Background information is provided describing the current facilities and projected needs. Since the various facilities and services do not all fit into the same category this chapter is divided into three elements as follows:

- *Community Facilities – schools, parks, library, public safety, and human services*
- *Public Utilities – solid waste management and water/sewer service*
- *Affordable Housing – addresses workforce housing*

	Amendment Status
Goals, Policies, Action Items	04/08/2010
Maps and Graphics	04/08/2010
Background Information	04/08/2010

A vision for serving our citizens...

In an era where our communities are increasingly being shaped by the vast and invisible infrastructures of the modern world – namely the rapidly changing communications technology – the responsibility and demand to maintain and improve the tangible infrastructures that hold our communities together is even greater. The citizens and leaders of tomorrow's Frederick County will uphold this responsibility and meet this demand. These infrastructures of streets, sewer lines, parks, and buildings - as well as programs and services - will remain intimately tied to our patterns of land use. Community development principles will be applied to both new and existing growth areas in Frederick County, will guide the deployment of the infrastructure and public services that will maintain efficiency and innovation to support our communities. The Frederick County of tomorrow will provide the support needed by the Baby Boomer generation to live out their golden years, while wisely laying the groundwork for the physical and social infrastructure of the generations to follow.

GOALS

- SC-G-01 Provide for community services and facilities in an efficient and timely manner relative to the pace of growth.
- SC-G-02 Maintain adequacy of public facilities and services relative to existing and projected targeted populations.
- SC-G-03 Locate community services and facilities that maximize accessibility via transit, bicycle, and pedestrian modes of transportation.
- SC-G-04 To the extent feasible, distribute public facilities and services throughout the County on a local, regional, or centralized basis.
- SC-G-05 Ensure that County facilities serve all County residents equally by employing Americans with Disabilities Act (ADA) standards.

POLICIES

General

- SC-P-01 Place major facilities such as schools, libraries, fire/rescue facilities and senior centers within community growth areas with an emphasis in the central portion of community growth area, preferably adjacent to commercial centers.
- SC-P-02 Prioritize funding for those capital projects, which correct existing deficiencies.
- SC-P-03 Prioritize land acquisition for capital facilities as part of a land banking program well in advance of the need for new facilities and acquired through the development review process.
- SC-P-04 Work collaboratively with all of the municipalities in Frederick County to adopt an Adequate Public Facilities Ordinance (APFO) which complements the County's APFO.
- SC-P-05 Consider joint use of County facilities, including but not limited to libraries, senior centers, health clinics, schools, and public safety facilities.
- SC-P-06 Employ Leadership in Energy and Environmental Design (LEED) and Low Impact Development (LID) standards in County facilities.

School Policies

- SC-P-07 Standardize school design to accommodate additions and reduce design & construction costs.
- SC-P-08 Maintain a system wide enrollment capacity of 90% at the elementary, middle, and high school levels.
- SC-P-09 Stage development of new school facilities concurrent with new residential growth.
- SC-P-10 Maximize the use of school sites through the construction of multi-story buildings to reduce building footprints and emphasizing bicycle and pedestrian access to minimize parking needs and bus transportation.
- SC-P-11 Utilize school building(s) or sites no longer needed for educational purposes for re-use as public uses or private redevelopment.

Park Policies

- SC-P-12 Develop the County's park system with a balance of active parks that focus on a variety of recreational uses and passive parks that focus on less intensive uses such as trails, picnicking, historic preservation or natural resource protection.
- SC-P-13 County parkland acquisition is guided by the following thresholds:
Neighborhood parks: 5-acres/1,000 population
Community parks: 10-acres/1,000 population
Regional parks: 10-acres/1,000 population
- SC-P-14 Consider stream corridors within community growth areas for development as public linear parks to allow for greenway/trail linkages both within and between community growth areas.
- SC-P-15 Development of parks in a manner that is sensitive to and protective of natural resource and environmentally sensitive features.
- SC-P-16 Coordinate with the municipalities in the provision of park and recreation facilities.
- SC-P-17 Develop parks in a manner that prioritizes the preservation of archaeological and historic sites and structures.
- SC-P-18 Integrate community parks into community growth areas to maximize bicycle and pedestrian access, and enhance community identity.
- SC-P-19 Prioritize funding to accommodate land acquisition for land banking of new sites, and for the expansion of existing parks.
- SC-P-20 The park/school concept shall be given high priority in order to more efficiently meet local park and recreational needs. Joint use agreements between the Parks and Recreation Commission and the Board of Education and municipal officials (where appropriate) should continue to be established and refined to make all County schools available for recreational use.
- SC-P-21 Promote the development and operation of revenue producing facilities.

Fire and Rescue Policies

- SC-P-22 Support a coordinated volunteer and professional system of fire and rescue services.
- SC-P-23 Locate new fire/rescue facilities within community growth areas and outside of hazard areas as described in the Hazard Mitigation Plan.

Human Services Policies

- SC-P-24 Consult human service providers during preparation of Corridor and Community plans to ensure human service issues, opportunities and uses are addressed and incorporated into those planning efforts.
- SC-P-25 Locate new human service facilities in proximity to the targeted population to maximize efficient access via roads with an emphasis on public transit, bicycle, and pedestrian access.
- SC-P-26 Strive to utilize in-fill areas within Community Growth Areas as hubs for new services/facilities.
- SC-P-27 Locate and combine human service uses/facilities county-wide to more efficiently serve the targeted populations and clients.

- Comprehensive services for victims and survivors of domestic violence, rape/sexual assault and child abuse.
- Education, training, and career services for people with disadvantages, such as welfare dependency, homelessness, and lack of education or work experience, as well as those with physical, mental and emotional disabilities.
- Provision of emergency food assistance, eviction prevention services, budget counseling, financial assistance for utility payments, and assistance with health care, dental care, and prescription medications.
- Services to promote and build family functioning.
- Umbrella services that organize other charitable and volunteering activities.

ACTION ITEMS

Schools

- SC-A-01 Develop a school site land banking program as part of its overall land development review process.
- SC-A-02 Promote Safe Routes to Schools program through plans and programs that enhance pedestrian accessibility and safety.
- SC-A-03 Update the pupil yield factor study every two years.

Parks

- SC-A-04 Establish standards for the provision of recreational amenities servicing commercial and employment projects.

Public Safety

- SC-A-05 Periodically undertake comprehensive reviews of public safety needs based upon future growth projections to establish minimum standards for police and fire/rescue protection.
- SC-A-06 Mutual aid agreements between Frederick County and all adjoining jurisdictions should continue to be sought and/or refined to clarify responsibilities and improve protection services.
- SC-A-07 Establish Response Time Standards for fire and rescue services and ensure that fire and ambulance services are provided in accordance with these adopted standards.

Human Services

- SC-A-08 Review the Zoning Ordinance to allow for implementation of human services in appropriate districts to further the delivery of the services to the community.
- SC-A-09 Map (assess) human services components to better gauge issues and opportunities in an effort to identify, predict and prioritize county and community level needs.

PUBLIC UTILITIES ELEMENT

POLICIES

Water and Sewer Policies

- PU-P-01 Compliance with the County's Water and Sewerage Plan and its policies is required of County Government agencies.
- PU-P-02 Cooperate with the municipalities in joint planning of future water and sewerage services.
- PU-P-03 Extension and interconnection of existing water and sewerage systems to facilitate infill development is preferred over establishment of new systems in order to maximize economies of scale and system flexibility.
- PU-P-04 Protect public water impoundments, their watersheds, and public community groundwater systems from contamination due to incompatible land uses.
- PU-P-05 Encourage water conservation measures in all County systems through the plumbing code and through establishment of programs for this purpose.
- PU-P-06 Discourage the establishment of individual well & septic systems, and individual well & public sewer systems within Community Growth Areas.
- PU-P-07 Discourage the construction of new water/sewer service that relies on individual wells with a community sewerage system.
- PU-P-08 Consider, and when appropriate, encourage the use of well-demonstrated alternative technologies and methodologies for the treatment of wastewater (sewage) both municipal and private onsite disposal systems.
- PU-P-09 Multi-use water and wastewater systems may be appropriate for permitted and special exception uses in areas outside of community water/sewer service areas if deemed consistent with the Comprehensive Plan. The determination of consistency may consider but not be limited to the size and intensity of the proposed use, the surrounding existing and planned development patterns and land uses, and the proximity to environmentally sensitive lands.

Solid Waste Management Policies

- PU-P-10 Cooperate with other jurisdictions in developing regional solutions to solid waste management problems.
- PU-P-11 Integrate solid waste management systems and programs to ensure reliable, safe and cost effective disposal and recycling services for Frederick County residents.
- PU-P-12 Construction of a regional energy recovery facility or waste-to-energy (WTE) per the Board of County Commissioner approved plan and to be located in the McKinney Industrial Park adjacent to the Ballenger Creek Wastewater Treatment Plant and Division of Utilities and Solid Waste Management headquarters is consistent the County Solid Waste Management Plan and this Countywide Comprehensive Plan.

ACTION ITEMS

Water and Sewer

- PU-A-01 Implement Source Water Protection Plans.
- PU-A-02 Watershed Management Plans should be considered as part of the development review process.
- PU-A-03 Work with the Health Department to accommodate new technologies.

Solid Waste

- PU-A-04 Maintain representation on regional boards that evaluate the feasibility and implementation of regional solid waste acceptance and processing facilities.
- PU-A-05 Construct a regional energy recovery facility or waste-to-energy (WTE) per the Board of County Commissioner approved plan in the McKinney Industrial Park adjacent to the Ballenger Creek Wastewater Treatment Plant and Division of Utilities and Solid Waste Management headquarters.

HOUSING ELEMENT

The purpose of this section is to address affordable and workforce housing issues and the County's role in provision of housing and housing related programs. This element will meet the State's required inclusion of a Workforce Housing Element in a jurisdictions comprehensive plan.

HOUSING GOALS

- HO-G-01 Achieve a balance of housing choices that meets the needs of Frederick County individuals and families at all income levels.
- HO-G-02 Support opportunities for people to live where they work.
- HO-G-03 Strive to provide those with special needs (elderly, disabled, very low income) safe, sound and sanitary homes.
- HO-G-04 Increase investment in existing neighborhoods and rural communities through revitalization efforts.
- HO-G-05 Utilize infill and redevelopment to increase housing choices throughout the County.

HOUSING POLICIES

- HO-P-01 Support construction of affordable housing in order to address projected shortfalls in availability.
- HO-P-02 Continue to support efforts that promote and provide accessible, affordable housing options to residents.
- HO-P-03 Reasonably accommodate the housing needs of all residents in an effort to allow them the option of remaining in the County.
- HO-P-04 Support green building design for energy efficiency, health of occupants and housing long-term affordability.
- HO-P-05 Encourage higher density, mixed-use and mixed-income development in designated growth areas where a balance of housing types and styles are offered to meet the diverse housing needs of residents.
- HO-P-06 Provide the aging and elderly population with communities that offer direct access to public transportation and essential services.
- HO-P-07 Encourage the work force to secure housing in close proximity to their jobs.
- HO-P-08 Maintain the quality and unique character of its housing stock in existing neighborhoods and communities.

HOUSING IMPLEMENTATION

While no universal strategy exists to resolve the affordable housing crisis, a combination of government assistance, relief from regulatory barriers, fostering of public private partnerships, and leveraging funds in new and innovative ways, may make a significant contribution to resolving the local problems. It must also be understood that affordable housing is a regional issue which will require regional coordination.

HOUSING ACTION ITEMS

- HO-A-01 Develop new and refine existing County affordable housing programs in response to consumer needs and demand.
- HO-A-02 Review regulations and codes in order to alleviate potential barriers to the production of affordable, accessible housing.
- HO-A-03 Explore amendments to the Zoning Ordinance to enhance the use of accessory apartments/dwelling units.
- HO-A-04 Apply for additional Housing Choice Vouchers in response to any published Notice of Funding Availability, especially for very low income, senior citizens, and persons with special needs.
- HO-A-05 Find opportunities for State and Federal funding in support of the production of affordable rental housing.
- HO-A-06 Collaborate on affordable housing projects/partnerships to increase affordable housing or address housing issues.
- HO-A-07 Facilitate a continued dialogue with municipal leaders on affordable housing issues, needs and priorities.
- HO-A-08 Implement incentives, to facilitate affordable housing construction by private non-profits, such as reducing building fees and allowing for fast track permitting.
- HO-A-09 Track and evaluate the availability of housing stock to ensure that choices and flexibility are being provided to consumers.
- HO-A-10 Develop an outreach/marketing campaign to dispel negative stereotypes and perceptions associated with affordable housing.
- HO-A-11 Determine the County's future role in the development and construction of new affordable housing, including the identification of properties owned by the County that could be utilized for affordable housing projects.
- HO-A-12 Locate and prioritize infill and redevelopment areas that would be appropriate for affordable housing development.
- HO-A-13 Coordinate with the private and nonprofit sectors to achieve affordable housing goals.
- HO-A-14 Identify neighborhoods in need of revitalization and enhancement efforts and prioritize a set of achievable projects.

08 Supporting a Diversified Economy



The purpose of this chapter is to highlight the County's economic diversity. The chapter provides background on Frederick County's current economic conditions and its focus for economic development including targeted industries and projected growth industries. The goals, policies and action items provided are in keeping with the County's Economic Development mission to support, retain, foster the growth of existing businesses and to attract new business that enable Frederick County residents to work where they live.

	Amendment Status
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Maps and Graphics	04/08/2010
Background Information	04/08/2010

A vision for supporting a diversified economy...

The citizens of tomorrow's Frederick County will be part of a community with a sustainable breadth of economic activity that has been intentionally cultivated through decades of careful planning, bold innovation, and solicitous opportunism. National food and energy policies have bolstered the efforts of dedicated farmers to maintain a thriving agricultural economy providing both economic and social stability to the community. The growth of information- and bio- technologies – and the County's ability to position itself as a physical epicenter of its development – has resulted in a more balanced employment environment in which those seeking jobs closer to home are able to secure more positions in their chosen fields. The decreasing necessity to place workers in a central location has eased price pressure on housing making the acquisition of affordable housing a less burdensome challenge for many Frederick County workers. Employers who seek a centralized location for their businesses and institutions increasingly choose Frederick County above all because of its efforts to maintain a high quality of life for residents. The citizens and leaders of tomorrow's Frederick County will look back to this time as the moment when the community determined its economic future by investing in those policies that created a strong sense of community.

GOALS

- ED-G-01 Support a sustainable, local economy that creates diverse employment and income opportunities while respecting social and environmental assets.
- ED-G-02 Expand employment growth in targeted industries to ensure the County's fiscal health.
- ED-G-03 Provide sufficient land resources to accommodate long-term economic growth.
- ED-G-04 Sustain a balance between growth in employment and housing.
- ED-G-05 Maintain agriculture as a viable industry in Frederick County.
- ED-G-06 Develop the transportation infrastructure and utilities necessary to support the County's targeted industries (agriculture, biotechnology, advanced technology, and manufacturing) and overall growth in the employment sector, including growth industries of tourism, education services, healthcare services and the retail industry.
- ED-G-07 Redevelop and revitalize the County's existing employment areas.

POLICIES

- ED-P-01 Protect industrial development opportunities adjacent to rail and highway access and support extensions to increase the number of properties with access.
- ED-P-02 Locate employment uses in community growth areas where they can take advantage of existing/planned infrastructure and proximity to the workforce & other services.
- ED-P-03 Integrate compatible employment, commercial and residential uses when possible to achieve a mixed-use environment.
- ED-P-04 Encourage the development of sufficient commercial, office, industrial and retail space in various locations and settings to meet the diverse needs of the employment sector.
- ED-P-05 Support mixed-use commercial facilities that offer affordable options to small business owners.
- ED-P-06 Consider economic and employment needs when planning long-term transportation improvements.
- ED-P-07 Advocate for the efficient use of limited land resources zoned for employment that accommodates the County's targeted industries.
- ED-P-08 Promote agricultural businesses and industries to support Frederick County's farming economy, including the implementation of farm-friendly Land Use policies and programs.
- ED-P-09 Protect the County's agricultural, cultural, scenic and natural resources in order to facilitate tourism, recreation and related industries.
- ED-P-10 Promote businesses in all industry sectors that provide a range of jobs and incomes that allow people to live and work in Frederick County.
- ED-P-11 Maintain industrial zoned land adjacent to rail access.

RETAIL INDUSTRY

The retail trade industry is made up of establishments engaged in retailing merchandise and rendering services incidental to the sale of merchandise, and is the second largest industry sector in the U.S. both in the number of establishments and in the number of employees. Retail continues to be an industry with enormous growth with e-commerce activity and new technological job opportunities.

According to the State, retail occupations expected to expand based upon projected growth in Frederick County between 2002 - 2012 are: *advertising sales managers, pharmacy technicians, sales managers, waitpersons, retail salespersons, counter rental clerks, and first - line supervisors.*

ACTION ITEMS

- ED-A-01 Evaluate and facilitate a permanent, year-round farmers' market in Frederick County where people can purchase locally produced goods and services in a setting similar to Lexington Market (Baltimore, MD) or Pike Place Market (Seattle, WA).
- ED-A-02 Coordinate with the Office of Economic Development (OED) to identify short and long-term needs for employment-zoned land.
- ED-A-03 Identify strategic locations for future light industrial uses.
- ED-A-04 Revise the LI-Limited Industrial Zoning District into several different zoning districts to distinguish the diversity of uses currently permitted within the LI district.
- ED-A-05 Review County regulations to identify obstacles to revitalization of older commercial and industrial employment areas.
- ED-A-06 Identify an area to create an Alternative Energy Demonstration Project to educate and promote the use of alternative energies and energy conservation.
- ED-A-07 Continue to explore amendments to the Zoning Ordinance to promote agricultural and heritage tourism.
- ED-A-08 Identify obstacles in zoning & land preservation requirements that may preclude the agricultural industry from increasing the sale of products directly to the consumer.
- ED-A-09 Address through the Zoning Ordinance means of encouraging and supporting mixed-use and transit-oriented development.
- ED-A-10 Implement the Heart of the Civil War Heritage Area Management Plan.
- ED-A-11 Coordinate with municipalities to promote their historical, cultural and natural assets.
- ED-A-12 Further expand Frederick County's '*Homegrown Here*' label, '*Buy Local Challenge*' week, and other efforts including review of the County's procurement process to support buying local products, especially for the school system.
- ED-A-13 Consider a redevelopment overlay zone as a tool to encourage redevelopment of underutilized commercial and employment areas.
- ED-A-14 Determine the ideal jobs to housing ratio for Frederick County.

09 Assessing Our Water Resources



This chapter summarizes the County's Water Resources Element, which is provided in a separate report document. In order to coordinate growth management and water resources planning efforts in the Comprehensive Plan. The Water Resources Element (WRE) primarily addresses the County owned and operated water and wastewater systems although data is included for municipal systems and municipal growth areas. The County's WRE addresses the requirement for a Water Resources Element for the Town of Burkittsville and the Village of Rosemont.

	Amendment Status
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The Water Resources Element is divided into three sections:

- *Drinking Water Assessment*
- *Wastewater Assessment*
- *Managing Stormwater and Non-point Source Pollution*

Recommendations for sound land and water resource management practices that contribute towards the health and sustainability of our major watershed systems and communities are addressed in the following goals, policies, and action items.

GOALS

- WR-G-01 Maintain a safe and adequate drinking water supply to accommodate the needs of the current population as well as future generations.
- WR-G-02 Protect and enhance the quality of Frederick County's surface waters, ground water resources, and wetlands.
- WR-G-03 Invest in water and sewer infrastructure that will provide adequate treatment capacity and reduce pollutant loading in rivers and streams.
- WR-G-04 Promote coordinated planning between jurisdictions and agencies responsible for drinking water, wastewater, and storm water management.
- WR-G-05 Engage the public in watershed conservation and promote a stewardship ethic.

POLICIES

General

- WR -P-01 Provide community water/sewer service only within Community Growth Areas.
- WR -P-02 Stage developments within Community Growth Areas according to the adequacy of drinking water and wastewater treatment capacities.
- WR -P-03 Consider including developed properties on well and septic within adjacent Community Growth Areas to facilitate connections to community water/sewer service.
- WR -P-04 Minimize new development utilizing individual well and septic systems to protect the quality and quantity of ground water resources.

Drinking Water

- WR-P-05 Diversify sources of public drinking water and explore alternatives in order to meet future demand.
- WR -P-06 Employ demand management strategies and conservation measures to maximize use of existing water resources.
- WR -P-07 Protect community groundwater-based systems and individual wells in karst (limestone) areas.
- WR-P-08 Support compatible land uses within designated wellhead protection areas.
- WR-P-09 Consider reductions in the size of community growth areas based on the adequacy of drinking water supplies.

Wastewater

- WR-P-10 Prohibit the construction of new sub-regional wastewater treatment plants.
- WR-P-11 Promote measures to reduce inflow and infiltration into the wastewater collection system.
- WR-P-12 Coordinate with Frederick County municipalities to evaluate solutions that ensure future wastewater capacity and adequate management planning.
- WR-P-13 Where feasible as part of wastewater treatment plant improvements, exceed state and federal regulatory requirements.
- WR-P-14 Recognize and support the use of new septic system technologies and the use of alternatives to septic systems.

Stormwater

- WR-P-15 Require the use of best available technologies for storm water management.
- WR-P-16 Minimize impervious cover related to new development located within watersheds that have greater than 10% impervious cover.
- WR-P-17 As part of the construction of new County roads, government buildings and facilities use innovative storm water management practices and technologies.
- WR-P-18 Integrate watershed planning and management in the comprehensive planning process.

DRINKING WATER (DW) ACTION ITEMS

- DW -A-01 Explore the application of water recharge easements as a complement to existing agricultural and land preservation easement programs.
- DW -A-02 Explore the use of impoundments to supplement other drinking water sources.
- DW -A-03 Coordinate with Frederick, Middletown and Walkersville regarding the feasibility of interconnections with the County distribution system for mutually declared emergencies.
- DW -A-04 Implement the Linganore Source Water Action Plan and consider countywide source water protection efforts.
- DW -A-05 Develop a water conservation education program for residents and businesses of Frederick County.
- DW -A-06 Develop a water-resources-based GIS database for staff to review in regard to development plans and proposals.
- DW -A-07 Explore options such as providing public water and limiting permitted land uses in karst areas.
- DW -A-8 Conduct an assessment of the availability and reliability of groundwater resources in the County.
- DW -A-9 Coordinate the development of GIS mapping and drinking water data with the municipalities.

WASTEWATER (WW) ACTION ITEMS

- WW-A-01 Explore funding sources and programs to address inflow and infiltration problems in wastewater collection systems.
- WW-A-02 Identify and prioritize retrofitting failing septic systems using the Bay Restoration Fund (flush tax) and other programs.
- WW-A-03 Require that new septic systems use the best technologies available to reduce nitrogen pollution.
- WW-A-04 Identify means to reduce pharmaceuticals and other compounds believed to be endocrine disruptors out of the County's wastewater streams and/or develop treatment strategies, which have been demonstrated to remove or destroy the contaminants.

STORMWATER (SW) ACTION ITEMS

- SW-A-01 Develop a GIS database to refine methods for calculating impervious cover to provide baseline data and aid in prioritizing restoration efforts.
- SW-A-02 Develop an action plan to improve watershed health in watersheds where impervious cover is reaching or exceeding 10%.
- SW-A-03 Develop a strategy for protecting native brook trout populations that includes an impervious cover threshold, minimum distance between roads and habitats, and reduced road density for those watersheds where native brook trout are present.
- SW-A-04 Continue to retrofit untreated impervious surface area in the County with storm water management in accordance with the NPDES permit.
- SW-A-05 Increase staffing and capabilities for stormwater management inspections and the review of sediment control and grading plans.
- SW-A-06 Investigate the feasibility of a Stormwater Management Utility Fee to pay for inspection/enforcement.
- SW-A-07 Incorporate the use of non-structural storm water management best practices (vegetated swales, rain gardens, cooling buffers and bio-retention) with maintenance and monitoring agreements.
- SW-A-08 Reduce regulatory barriers to implementation of low impact development measures and create incentives to facilitate their use where appropriate.
- SW-A-09 Continue to explore and implement new techniques and technologies to reduce the impacts to streams during mass grading for development.
- SW-A-10 Work with Natural Resources Conservation Service and Maryland Department of Agriculture to identify additional incentives or measures that would reduce direct cattle access to streams.
- SW-A-11 Showcase examples of low impact development and environmental site design techniques to increase public awareness of best practices.
- SW-A-12 Expand the County's watershed planning and management capabilities.
- SW-A-13 Amend County ordinances to reference stormwater management best management practices and implement the 2007 Storm Water Management Act guidelines.
- SW-A-14 Continue implementation of the Lower and Upper Monocacy River Watershed Restoration Action Strategies (WRAS) and the Maryland Chesapeake Bay Tributary Strategies.
- SW-A-15 Monitor pollutant loads and conduct Use Attainability Analyses on those watersheds with Total Maximum Daily Loads (TMDL's).
- SW-A-16 Develop a monitoring system of local ground water conditions, aquifer recharge, watersheds and streams.

10 Managing Our Growth



This chapter establishes both the broad planning goals and the targeted land use policies necessary to ensure that Frederick County's neighborhoods and communities can continue to grow and develop in ways that improve the quality of life for all residents. The identification of Community Growth Areas, the institution of Development Staging Principles and Mechanisms, and the definition and mapping of Land Use Designations are each discussed in this chapter presenting a clear and understandable guide for current and future elected officials, citizens, planners, and land developers.

	Amendment Status
Goals, Policies, Action Items	04/08/2010
Maps and Graphics	04/08/2010
Background Information	04/08/2010

A vision for managing our growth...

In a world of communities united by heritage, profession, economic status, or knowledge, Frederick County residents share a critical common interest through the oldest of these community bonds – geography. Our community is defined by its physical location and in this way its residents share common advantages, common interests, and common challenges. The County's many special places - rural villages, historic neighborhoods, farms, mountain trails, urban parks, stream valleys, and country churches – each contribute to the vitality of this community and provide structure, respite, and value in our lives. This vision of Frederick County sees these many places not as escapes from the challenges that face us, but as potential solutions as we grapple with the ever increasing pressure to grow and develop.

GOALS

- MG-G-01 Establish plans and policies that consider Frederick County within the context of the metropolitan region.
- MG-G-02 Develop a consensus with municipalities to determine how much new residential growth is desired in municipality-centered Community Growth Areas.
- MG-G-03 Ensure that adequate infrastructure is provided – concurrently with development - in order to accommodate long-term land use plans.
- MG-G-04 Reduce non-rural development outside of Community Growth Areas while maintaining opportunities for compatible agricultural support services and uses in the Rural Communities.
- MG-G-05 Manage land use planning and development in a manner that is compatible with the conservation, protection, and enhancement of the County's Green Infrastructure. The design and layout of our communities will draw inspiration from – and not suppress or subjugate - those natural features that define Frederick County.
- MG-G-06 Increase the proportion – and 'per acre' unit density - of new residential development occurring within Community Growth Areas while minimizing new residential development outside of the County's Community Growth Areas.
- MG-G-07 Establish as a targeted goal for the development and redevelopment of lands within Community Growth Areas, an average density of 7.5 residential dwellings/acre by the year 2025.
- MG-G-08 Increase the number of properties – both vacant and underdeveloped lands - available for employment uses in order to support policies that emphasize the reuse and revitalization of previously developed sites.
- MG-G-09 Emphasize Mixed Use development within Community Growth Areas.
- MG-G-10 Emphasize reinvestment in our growth areas by encouraging infill and redevelopment projects which are compatible with existing neighborhoods and districts.
- MG-G-11 Facilitate the growth management strategy of increasing density in growth areas by employing sound community design principles that enable comfortable, efficient, and accessible communities.
- MG-G-12 Support the desire of residents to live, work, and play in communities whose designs are: inspired by the pattern and layout of traditional and neo- traditional neighborhoods; nurturing of the distinct, locality-inspired character of Frederick County; arranged according to the time-tested model of neighborhoods, districts, and corridors; and, optimized to enable walking, biking, and the use of public transit for personal transportation.
- MG-G-13 Employ compact community design that supports the conservation of natural and historic resources, reduces the consumption of energy, and results in the efficient provision and use of community infrastructure.

POLICIES

- MG-P-01 Size - and ultimately develop - Community Growth Areas in direct relationship to infrastructure capacity, green infrastructure elements, and the relationship to surrounding agricultural uses.
- MG-P-02 Community Growth Areas are not to be extended into Priority Preservation Areas.
- MG-P-03 Pursue redevelopment strategies as a way to minimize the need to expand existing Community Growth Areas or establish new Community Growth Areas.
- MG-P-04 Further expansion of the designated Rural Residential areas into the surrounding Agricultural/Rural or Natural Resource designated areas is not permitted.

Policies regarding development type and character

- MG-P-05 Locate and design development so as to foster the formation of communities that respect Frederick County's traditional growth patterns characterized by distinct and clearly-defined neighborhoods and commercial districts, pedestrian and bicycle-friendly circulation patterns, and a vital mix of residential, business, and civic uses.
- MG-P-06 Locate highest density commercial and employment centers around access to major thoroughfares and public transportation systems and transit hubs.
- MG-P-07 Facilitate development of Community Growth Areas to include a variety of local employment opportunities in order to provide favorable conditions for residents to live and work in their neighborhood or community.
- MG-P-08 Encourage, and where appropriate regulate, redevelopment such that the design character and functional traits of the existing adjacent neighborhoods or districts are not diminished.
- MG-P-09 Allow for flexibility throughout the development process to facilitate mixed-use development patterns as well as to promote innovative design concepts that protect and maintain environmental and cultural resources.

Policies to guide zoning decisions

- MG-P-10 Incorporate existing and proposed residential zoning in Community Growth Areas to allow for a minimum density of 3.5 dwellings/acre to maintain consistency with the State's Priority Funding Area criteria.
- MG-P-11 In order to provide a disincentive to development occurring without municipal annexation, lands within Municipal Growth Areas, but outside of current municipal boundaries, should remain – or be rezoned to – 'Agricultural'.

Policies related to infrastructure

- MG-P-12 Public, community water and sewer service shall not be extended to properties outside of a Community Growth Area.
- MG-P-13 Include development staging plans that relate the pace of development to the availability of community facilities and infrastructure as part of all community and corridor plans.

Policies related to employment and commercial development

- MG-P-14 Limit the development or expansion of general commercial activities along US 15 to land within Community Growth Areas.
- MG-P-15 Industrial and general commercial development will be located within Community Growth Areas or defined Employment Areas.
- MG-P-16 Discourage 'Strip Development' - development in which each commercial establishment is afforded direct vehicular access to a major thoroughfare.
- MG-P-17 Design new commercial and employment development to promote the identity of individual communities and reinforce traditional neighborhood design patterns within the community.
- MG-P-18 Locate major industrial areas where there is direct access to existing or planned arterial or interstate highway facilities or freight rail facilities.
- MG-P-19 Substantially limit development along major highway corridors such as I-270 and US 340 to those uses that maximize employment opportunities.

Policies regarding community design

- MG-P-20 Organize public space - in the form of streets, plazas, parks, and squares - to facilitate the social, economic, and civic activities within our communities.
- MG-P-21 Locate neighborhood centers within walking or bicycling distance from a majority of residences – and be transit-serviceable - to provide convenient access to a variety of goods, services, and community activities.
- MG-P-22 Maximize transportation network connectivity and enhance the design of new and redeveloped communities by providing an interconnected street and transportation network within and between new and existing development.
- MG-P-23 Include a variety of housing types in all communities.
- MG-P-24 While a variety of building types should be incorporated into the design of our neighborhoods and communities, local vernacular forms shall be utilized and respected during the land development process. The logical regularity of building height, architectural articulation, yard setbacks, construction materials and landscaping shall be informed by the character of traditional cities, towns and villages throughout Central Maryland and Frederick County.
- MG-P-25 Human scale will serve as the first - and primary - point of reference in the design of communities and neighborhoods in Frederick County.
- MG-P-26 Design development proposals in conformance with the Frederick County Community Design Guidelines. These Community Design Guidelines are intended to provide direction to land planners and designers that assists them in implementing the policies contained within the Countywide Plan.
- MG-P-27 Use every available regulatory and policy tool available to ensure that community design issues are a high priority in the review of land development proposals.
- MG-P-28 Place underground all utility lines located within any new development or substantially redeveloped area of the County, where practicable.

- MG-P-29 Ensure that the day-to-day application of the County's zoning, subdivision, adequate public facilities, and other land development ordinances results in the creation of distinct, diverse, compact, and interesting communities.
- MG-P-30 Promote community design that creates places characterized by universal accessibility for seniors and people with physical disabilities.
- MG-P-31 Incorporate elements of Form-Based Codes in County Ordinances in instances where this type of codification would result in regulations that more clearly and effectively convey the intent of the standards.
- MG-P-32 Promote low-impact, sustainable development practices such as: the use of non-invasive, native, and drought-tolerant landscaping; utilization of stormwater management techniques that include natural drainage patterns and bio-retention techniques; and, integration of energy-efficient site design and deployment of energy-conserving building technologies including alternative energy sources.

STATE VISION AND PLANS

This chapter supports all of the State Visions.

- *Quality of Life and Sustainability*
- *Public Participation*
- *Growth Areas*
- *Community Design*
- *Infrastructure*
- *Transportation*
- *Housing*
- *Economic Development*
- *Environmental Protection*
- *Resource Conservation*
- *Stewardship*
- *Implementation*

ACTION ITEMS

- MG-A-01 Update and illustrate community design standards and integrate these standards into zoning, subdivision, and other land development ordinances.
- MG-A-02 Develop procedures and regulations to ensure that all new development and redevelopment is reviewed in coordination with community design guidelines.
- MG-A-03 Develop plans and design standards for designated County Growth Areas, special districts, and development corridors that reflect the Community Design policies identified in this Comprehensive Plan
- MG-A-04 Identify solutions to design conflicts arising in areas in which increased development density, application of traditional neighborhood design principles, and the close physical proximity of structures results in the need to: negotiate shared access to rights-of-way, ensure adequate public safety access to buildings and structures, and provide safe and adequate infrastructure within our communities.

11 Community and Corridor Plans



This chapter provides an overview of the new planning process proposed by this Plan that focuses subsequent plan updates on the individual community growth areas and on corridors. This chapter includes brief profiles of the traditional planning regions and the Community Growth Areas.

The profiles of the planning regions and the community growth areas within the respective regions are meant to provide general background data and information. While the planning regions will no longer be the basis of subsequent plan updates, it was recognized that profiling the planning regions provide a link to prior region plans and this Countywide Plan. In addition, it provides an opportunity to associate historical demographic and development data as well as interject certain land use issues and opportunities that have been identified in a particular region plan.

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GOALS

- CP-G-01 Maintain consistency between municipal comprehensive plans and the County's Comprehensive Plan.
- CP-G-02 Incorporate the Countywide goals and policies from the Comprehensive Plan as part of the individual community and corridor plans.
- CP-G-03 Incorporate community based physical planning elements into the Corridor and Community planning efforts.

POLICIES

- CP-P-01 Include the preparation of a Municipal – County Planning Agreement that would address concurrence on annexation areas, water/sewer service and other relevant issues as part of updates of a municipal comprehensive plan as coordinated with the County.
- CP-P-02 Initiate a review and update of the County portion of a Municipal Growth Area concurrent with the respective municipal comprehensive plan update.
- CP-P-03 Review on a regular basis, subsequent community and corridor plans, consistent with State mandates and schedules, to assess their implementation.

ACTION ITEMS

- CP-A-1 Establish a template for a County – Municipal Planning Agreement.
- CP-A-2 Establish a review/update process for preparing community and corridor plans.
- CP-A-3 Establish a Countywide Zoning update process subsequent to the Countywide Plan Updates

PLANNING REGION AND COMMUNITY PROFILES

The new planning process focuses land use plan updates as part of the Community and Corridor Plans, therefore, the region plans will no longer be the basis of subsequent plan updates. However, it is recognized that profiling the planning regions here, provides a link to prior region plans and an opportunity to maintain historical demographic and development data as well as interject issues and opportunities that have been identified in a past region plan.

The following region profiles provide basic demographic data and descriptions of the community facilities and General Plan components. Within each region profile are more detailed profiles for the individual community growth areas including both Municipal Growth Areas and Unincorporated Growth Areas. It is not the intent for these profiles to serve as community plans rather they are intended to provide background data and highlighted issues and characteristics of the regions and the communities.

12 Implementation



To achieve the goals and realize the vision as set forth in this plan, Frederick County's leaders will need to embrace the policies and make progress toward fulfilling the action items as laid out in the respective chapters. This chapter identifies those action items and assigns a general timeframe for implementation. In addition to the specific action items, this chapter defines overarching or general strategies for implementation that will guide the County in its effort to achieve the vision.

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PLAN IMPLEMENTATION

County officials, leaders and citizens should understand that implementing the policies and actions set forth in this chapter is often difficult, dynamic and progressive in nature. The action items should provide the framework for developing the “workplan” of the County. Additional specific tasks may be necessary of the County to fully achieve success for a specific action item. The County can perform many actions with minimal investment and activity, while others will require significant resources including staff time and direct funding from both public and private interests. As with any endeavor, the County should strive to utilize existing facilities, services, resources, and funding to implement future projects, programs, and activities.

IMPLEMENTATION PLAN STRATEGIES

- Incorporate the Action Items as part of the formulation of the ***Board of County Commissioners Strategic Plan*** Objectives.
- Ensure the Action Items are integrated into individual agency and departmental work plans.
- Prepare a ***Plan Implementation Progress Report*** two years following adoption of the Countywide Plan, and every two years thereafter. A key component of the progress report will be the use of indicators or metrics to evaluate progress and completion of the action items.

GENERAL USE OF THE COMPREHENSIVE PLAN

A Dynamic Guide for Decision-Making

The physical development and character of the County is a result of various plans, policies, and regulations implemented over time through actions by elected and appointed officials and by the private sector. It is recognized that as a guide, the implementation of this Plan is affected by the dynamic nature of the economic, political, and regulatory conditions that may be beyond the